CLAIMS

What is claimed is:

1.   A computer-implemented method for making a preliminary evaluation of the probability of approval of a real estate transaction comprising the steps of:

receiving identifying information comprising at least one of product type, collateral type, and geographic market;

determining whether the identifying information is acceptable;

if the identifying information is acceptable, receiving product specific information comprising at least one of an amount of the product, a term of the product, a fee associated with the product, a collateral age, and a collateral income;

determining a probability that the transaction will be approved based on the product specific information; and

presenting the probability.

2.   The method of Claim 1, wherein the product type is one selected from the group comprising on-book debt, equity, and mortgage-backed securities.

3.   The method of Claim 1, wherein determining whether the identifying information is acceptable comprises:

retrieving predetermined criteria from a data source; and

comparing the identifying information to the predetermined criteria.

4.   The method of Claim 1, wherein determining whether the identifying information is acceptable comprises determining a market hurdle for the transaction.

5.   The method of Claim 1, wherein determining a probability that the transaction will be approved comprises:

calculating a loan size array;

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calculating a minimum price curve;

calculating a maximum price curve;

calculating a proceed cutoff curve; and

determining the position of the amount of the product in relation to the minimum

5   price curve, the maximum price curve, and the proceed cutoff curve.

6.   The method of Claim 5, further comprising the step of displaying the minimum

price curve, the maximum price curve, and the proceed cutoff curve on a graph.

10   7.   A computer-readable medium having computer-executable instructions for

performing the steps recited in Claim 1.

8.   A computer-implemented method for making a preliminary evaluation of the probability of approval of a real estate transaction comprising the steps of:

receiving identifying information about the transaction;

determining whether the identifying information is acceptable;

if the identifying information is acceptable, receiving product specific information about the transaction;

determining a probability that the transaction will be approved based on the product specific information; and

presenting the probability.

9.   The method of Claim 8, wherein the identifying information comprises a product type.

10.   The method of Claim 8, wherein the product type is one selected from the group comprising on-book debt, equity, and mortgage-backed securities.

11.   The method of Claim 8, wherein the identifying information comprises a collateral type.

12.   The method of Claim 8, wherein the identifying information comprises a geographic market.

13.   The method of Claim 8, wherein determining whether identifying information is acceptable comprises:

retrieving predetermined criteria from a data source; and

comparing the predetermined criteria to the identifying information.

14.   The method of Claim 8, wherein determining whether the identifying information is acceptable further comprises determining a market hurdle for the transaction.

15.   The method of Claim 8, wherein the product specific information comprises at least one of an amount of the product, a term of the product, a fee associated with the product, a collateral age, and a collateral income.

5   16.   The method of Claim 8, wherein determining a probability that the transaction will be approved comprises:

   calculating a loan size array;

   calculating a minimum price curve;

   calculating a maximum price curve;

10 calculating a proceed cutoff curve; and

   calculating a position for a product amount in relation to the minimum price curve, the maximum price curve, and the proceed cutoff curve.

17.   A computer-readable medium having computer-executable instructions for

15 performing the steps recited in Claim 8.

18.   A method for using an evaluator software module to determine whether to proceed with a real estate transaction comprising the steps of:

inputting identifying information into the evaluator software module comprising at least one of product type, collateral type, and geographic market;

comparing the identifying information to initial criteria using the evaluator software module;

if the identifying information satisfies the initial criteria, inputting product specific information into the evaluator software module, the product specific information comprising at least one of an amount of the product, a term of the product, a fee associated with the product, a collateral age, and a collateral income; and

calculating a range of acceptable prices for the transaction using the evaluator software module.

19.   The method of Claim 18, further comprising determining a rating for the transaction based on the range of acceptable prices using the evaluator software module.

20.   The method of Claim 18, further comprising presenting a graph displaying the range of acceptable prices for the transaction using the evaluator software module.

21.   The method of Claim 18, wherein the product type is one selected from the group comprising on-book debt, equity, and mortgage-backed securities.

22.   The method of Claim 18, wherein comparing the identifying information to the initial criteria comprises:

requesting the initial criteria; and

comparing the identifying information to the initial criteria.

23.   The method of Claim 18, wherein calculating a range of acceptable prices for the transaction using the evaluator software module comprises:

calculating a loan size array;

calculating a minimum price curve;

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calculating a maximum price curve;

calculating a proceed cutoff curve; and

plotting the minimum price curve, the maximum price curve, and the proceed cutoff over the loan size array.

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24.   A computer-readable medium having computer-executable instructions for performing the steps recited in Claim 18.

25.   A method for using an evaluator software module to determine whether to proceed with a real estate transaction comprising the steps of:

inputting identifying information about the transaction into the evaluator software module;

comparing the identifying information to initial criteria using the evaluator software module;

if the identifying information satisfies the initial criteria, inputting product specific information about the transaction into the evaluator software module; and

calculating a range of acceptable prices for the transaction using the evaluator software module.

26.   The method of Claim 25, wherein the identifying information comprises a product type.

27.   The method of Claim 25, wherein the product type is one selected from the group comprising on-book debt, equity, and mortgage-backed securities.

28.   The method of Claim 25, wherein the identifying information comprises a collateral type.

29.   The method of Claim 25, wherein the identifying information comprises a geographic market.

30.   The method of Claim 25, wherein comparing the identifying information to initial criteria comprises:

requesting the initial criteria; and

comparing the initial criteria to the identifying information.

31.   The method of Claim 25, wherein comparing the identifying information to initial criteria further comprises determining a market hurdle for the transaction.

32.   The method of Claim 25, wherein the product specific information comprises at least one of an amount of the product, a term of the product, a fee associated with the product, a collateral age, and a collateral income.

5   33.   The method of Claim 25, wherein calculating a range of acceptable prices comprises:

> calculating a loan size array;
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> calculating a minimum price curve;
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> calculating a maximum price curve;
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> 10   calculating a proceed cutoff curve; and
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> plotting the minimum price curve, the maximum price curve, and the proceed

cutoff curve over the loan size array.

34.   A computer-readable medium having computer-executable instructions for
15   performing the steps recited in Claim 25.

35.   A system for evaluating a real estate transaction comprising:

a server computer coupled to a client via a computer network;

a transaction evaluator software module running on the server and operable for receiving data describing the transaction and calculating the price of the transaction for a range

5   of proceed values; and

a data source operable for supplying predetermined criteria for evaluating the transaction to the transaction evaluator software module.

36.   The system of Claim 35, wherein the client is operated by a loan originator to

10   evaluate a real estate transaction.

37.   The system of Claim 35, wherein the client is operated by a customer to evaluate a real estate transaction.

15   38.   The system of Claim 35, wherein the data source contains investment appetites for an investor.

39.   The system of Claim 35, wherein the data source contains current market data.

20   40.   The system of Claim 35, wherein the data source contains weighting factors selected by an investor for desirable transactions.

41.   The system of Claim 35, wherein the transaction evaluator is operable for determining the likelihood that the real estate transaction will be approved by an investor.

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42.   The system of Claim 35, wherein the transaction evaluator is operable for receiving identifying information comprising at least one of product type, collateral type, and geographic market.

30   43.   The system of Claim 42, wherein the transaction evaluator is operable for comparing the identifying information to an initial criteria.

44.   The system of Claim 43, wherein, if the identifying information satisfies the initial criteria, the transaction evaluator is operable for receiving at least one of an amount of the product, a term of the product, a fee associated with the product, a collateral age, and a collateral income.